138.0	0005	0002.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	669,400 / 669,400
					USE VALUE:	669,400 / 669,400
					ASSESSED:	669,400 / 669,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
40		BRUNSWICK RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CRIVELLO PETER T--ETAL
Owner 2:	CRIVELLO JOSEPHINE R
Owner 3:	
Street 1:	40 BRUNSWICK RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 6,637 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1952, having primarily Wood Shingle Exterior and 1314 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6637.000	195,600	200	473,600	669,400
Total Card	0.152	195,600	200	473,600	669,400
Total Parcel	0.152	195,600	200	473,600	669,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 509.28 | /Parcel: 509.2

Legal Description

User Acct 88764

GIS Ref

GIS Ref

Entered Lot Size

Total Land:

Land Unit Type:

Insp Date 02/19/19

!10698!

PREVIOUS ASSESSMENT

Parcel ID 138.0-0005-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	195,600	200	6,637.	473,600	669,400	669,400	Year End Roll	12/18/2019
2019	101	FV	173,400	200	6,637.	529,300	702,900	702,900	Year End Roll	1/3/2019
2018	101	FV	173,400	200	6,637.	390,000	563,600	563,600	Year End Roll	12/20/2017
2017	101	FV	173,400	200	6,637.	373,300	546,900	546,900	Year End Roll	1/3/2017
2016	101	FV	173,400	200	6,637.	345,500	519,100	519,100	Year End	1/4/2016
2015	101	FV	162,900	200	6,637.	289,700	452,800	452,800	Year End Roll	12/11/2014
2014	101	FV	162,900	200	6,637.	283,100	446,200	446,200	Year End Roll	12/16/2013
2013	101	FV	175,400	200	6,637.	269,700	445,300	445,300		12/13/2012

PRINT

Date	Time
12/11/20	00:58:48

LAST REV

Date	Time
02/28/19	10:20:27
mmcmakin	
10698	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	10614-57		8/18/1964			No	No		N

USER DEFINED

Prior Id # 1:	88764
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/30/2008	427	Re-Roof	6,700			G9	GR FY09	
7/6/1992	286	Manual	4,000					ROOFING

ACTIVITY INFORMATION

Date	Result	By	Name
2/19/2019	Meas/Inspect	DGM	D Mann
3/5/2013	Inspected	BR	B Rossignol
11/18/2008	Meas/Inspect	189	PATRIOT
11/6/2000	Hearing N/C	189	PATRIOT
12/9/1999	Inspected	263	PATRIOT
11/18/1999	Mailer Sent		
11/9/1999	Measured	263	PATRIOT
1/1/1982		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6637		Sq. Ft.	Site		0	90.	0.79	10			Topo	-15					473,621						473,600	

Total AC/HA: 0.15236 | Total SF/SM: 6637 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 473,621 | Spl Credit | Total: 473,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	2 - Clapboard	2	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	LT BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1952	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:			
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Fair
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Fair
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	FA - Fair-Avg	35.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		35.6	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	141.736
Other Features:	78750
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	303803
Depreciation:	108154
Depreciated Total:	195649

COMMENTS

SLOPING BACK YARD.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	6	BRs:	3	Baths:	1	HB	1				

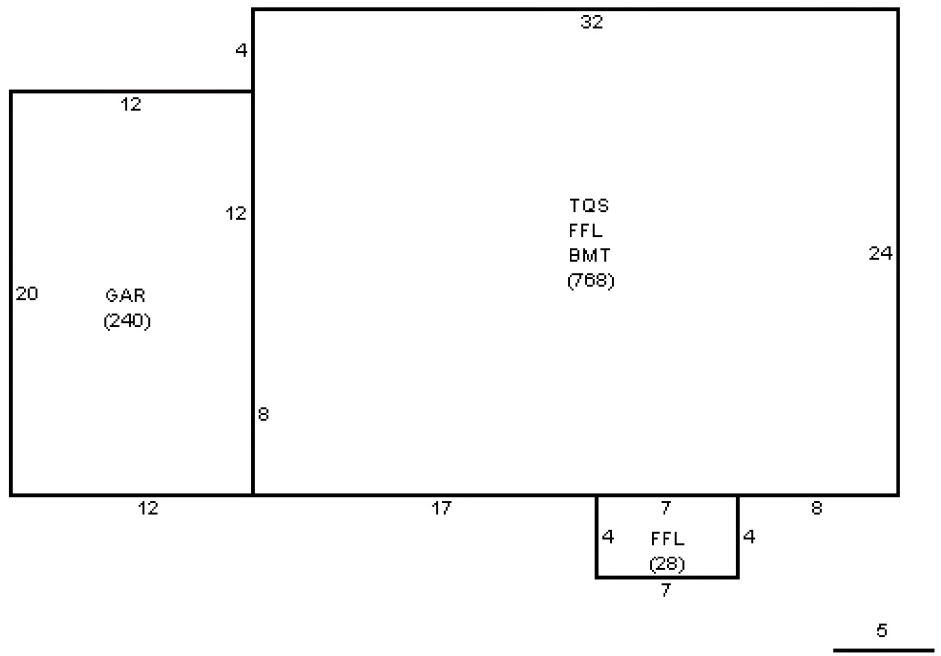
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	141.74
Special Features:	0	Val/Su Net:	84.24
Final Total:	195600	Val/Su SzAd	148.81

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	796	141.740	112,822
BMT	Basement	768	42.520	32,656
TQS	3/4 Story	518	141.740	73,476
GAR	Garage	240	25.410	6,099

Net Sketched Area:	2,322			Total:	225,053
Size Ad	1314.3999	Gross Are	2572	FinArea	1314

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
TQS	90				

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

138.0-0005-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	6X8	A	AV	1970	6.00	T	39.2	101			200			200

More:	N	Total Yard Items:	200	Total Special Featues:		Total:	200

IMAGE

AssessPro Patriot Properties, Inc